

Yorkshire Grove
Walsall



Lovett&Co. Estate Agents are pleased to offer for sale this well-presented two-bedroom semi-detached house, ideally situated within a popular modern residential development just outside Walsall town centre.

Being offered with NO ONWARD CHAIN

The property is an ideal purchase for first-time buyers, downsizers and buy-to-let investors alike.

The property boasts a spacious open-plan rear lounge/diner with French doors opening onto the rear garden, a modern fitted kitchen and bathroom, two well-proportioned double bedrooms with an ensuite to the master bedroom.

Externally the property offers a private south facing rear garden with paved patio area, gravel area, attractive planted borders and gated side access, to the front is a driveway providing off-road parking for two vehicles with an EV charging point.

Further benefits include UPVC double glazing and central heating throughout.

The property is ideally located for access to a wide range of amenities in Walsall town centre, including a variety of bars, restaurants and shopping facilities. Nearby attractions include Walsall Arboretum, Walsall Art Gallery and the Leather Museum. Excellent commuter links are also available, with easy access to the A461 towards Brownhills and Lichfield, as well as the A34, M5 and M6 motorway networks. Local bus and train services are also readily accessible





from Walsall town centre, providing convenient connections across the Midlands and beyond.

RECEPTION HALL:

UPVC front entrance door, tiled flooring, ceiling light point, stairs to first floor accommodation, doors to lounge/diner, guest w/c and opening to the kitchen.

OPEN PLAN LOUNGE/DINER:

3.98m x 4.74m / 13' x 15'6
Carpeted flooring, TV aerial point, radiator, under stairs storage cupboard, space for dining table & chairs and French doors to the rear garden.

MODERN FITTED KITCHEN:

3.03m x 1.86m / 9'11 x 6'1
Range of matching wall and base units incorporating cupboards, drawers and work surfaces, inset stainless steel bowl sink and drainer with twin taps, integrated oven and four ring gas hob with extractor hood and stainless steel back splash, space for fridge-freezer, washer and dishwasher, tiled flooring, ceiling light point and window to front.

GUEST W/C:

White suite comprising: low level WC, wall mounted wash hand basin, ceiling light point, radiator and tiled flooring.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to two bedrooms and family bathroom.

MASTER BEDROOM:

3.98m inc en-suite x 3.08m / 13' 1" x 10' 1"
Built in wardrobe, carpeted flooring, radiator, ceiling light point, TV aerial point, window to rear and door to the en-suite.

MODERN FITTED EN-SUITE:

White suite comprising: shower cubicle,





pedestal wash hand basin, low level W/C, vinyl flooring and radiator.

BEDROOM TWO:

3.98m x 2.56 / 13' 1" x 8' 5"

Built in wardrobe, carpeted flooring, storage cupboard, radiator, ceiling light point, access to the loft space and windows to front.

MODERN BATHROOM:

White suite comprising: bath, wash hand basin, low level W/C, part wall tiling, vinyl flooring, ceiling light point and radiator.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

Identification Checks (R) - Should a purchaser(s) have an offer accepted on a property marketed by Lovett&Co Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £35.00 inc. VAT per buyer, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



Score	Energy rating	Current	Potential
82+	A		
81-81	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

